

**Note: The following case(s) is/are included in this ad.**

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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-332</u></a>	<a href="#"><u>WON BUDDHISM OF MIAMI, INC.</u></a>
<a href="#"><u>04-343</u></a>	<a href="#"><u>GRUPO AV L. L. C.</u></a>
<a href="#"><u>04-348</u></a>	<a href="#"><u>FARO INVESTMENTS CORP.</u></a>
<a href="#"><u>04-354</u></a>	<a href="#"><u>ALIET ENTERPRISES, INC.</u></a>
<a href="#"><u>04-357</u></a>	<a href="#"><u>INTERAMERICAN REAL ESTATE FUND LTD., ET AL.</u></a>
<a href="#"><u>04-358</u></a>	<a href="#"><u>INTERAMERICAN REAL ESTATE FUND LTD.</u></a>
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<a href="#"><u>04-381</u></a>	<a href="#"><u>MERCEDES HECHAVARRIA</u></a>
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APPLICANT: WON BUDDHISM OF MIAMI, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit a lot area of 0.264 acre (2.5 acres required).
- (3) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (4) Applicant is requesting to permit a two-way drive with a minimum width of 15.3' (20' required).
- (5) Applicant is requesting to permit a 5' wide landscape buffer (7' required) along a portion of the right-of-way.
- (6) Applicant is requesting to permit a landscape buffer varying from 2' to 3' (5' required) between dissimilar land uses along the interior side (north & south) and the rear (west) property lines.
- (7) Applicant is requesting to permit 0 buffer trees (10 trees required), 0 lot trees (3 required), 3 street trees (4 required) and 100 shrubs (170 shrubs required).
- (8) Applicant is requesting to permit a 5' high wood fence (6' required) between dissimilar land uses along the interior side (north & south) and the rear (west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Zen Meditation House," as prepared by Zubillaga Design, Inc., consisting of 3 sheets; Sheets A-1 and P-1 dated revised 10/7/04 and Sheet A-2 dated 6/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, BELLO MONTE ESTATES, Plat book 100, Page 66.

LOCATION: 3300 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 130.5' x 88.35'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: GRUPO AV L. L. C.

- (1) Applicant is requesting to permit a four unit apartment building setback 16' (25' required) from the front (north) and 15'7" (25' required) from the front (south) property lines on a dual frontage lot.
- (2) Applicant is requesting to permit the four-unit apartment building with a lot coverage of 31.35% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Devonshire Townhouses," as prepared by Alejandro Remos, R. A., consisting of 6 sheets, dated 9/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 5, SCHENLEY PARK, SECTION ONE, Plat book 40, Page 13.

LOCATION: 5838 Devonshire Boulevard, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.26 Acre

PRESENT ZONING: RU-3 (Four Unit Apartment)

HEARING NO. 05-6-CZ10-3 (04-348)

16-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: FARO INVESTMENTS CORP.

GU to RU-1M(b)

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the north 35' and less the west 425' thereof, in Section 16, Township 54 South, Range 39 East.

LOCATION: Lying south of theoretical S.W. 34 Street & approximately 660' west of S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.591 Acres

GU (Interim)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 05-6-CZ10-4 (04-354)

15-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: ALIET ENTERPRISES, INC.

Applicant is requesting to permit a single-family residence setback 15' (25' required) from the front (east) property line and setback 6' (25' required) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence for Aliet Enterprises, Inc.," as prepared by Orestes Lopez-Recio, consisting of 4 pages: Page A-2 dated 7/03 and 3 pages dated 5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 1, SARCO SUB, Plat book 151, Page 52.

LOCATION: 4014 S.W. 144 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,106 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-6-CZ10-5 (04-357)

16-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANTS: INTERAMERICAN REAL ESTATE FUND LTD., ET AL.

GU to RU-1M(b)

SUBJECT PROPERTY: The west 200' of the east 440' of the south  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  less the south 25' thereof; all in Section 16, Township 54 South, Range 39 East.  
AND: The east 240' of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the south 25' and the east 40'; all in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 30 Street & S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.8 Net Acres

GU (Interim)  
RU-1M(b) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 05-6-CZ10-6 (04-358)

16-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: INTERAMERICAN REAL ESTATE FUND LTD.

GU to RU-1M(b)

SUBJECT PROPERTY: The east 240' of the north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the north 25' and the east 40' all in Section 16, Township 54 South, Range 39 East.

LOCATION: Lying approximately 320' north of S.W. 30 Street & west of S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.4 Acres

GU (Interim)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 05-6-CZ10-7 (04-360)

16-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: INTERAMERICAN REAL ESTATE FUND LTD.

GU to RU-1M(b)

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the north 25' and the east 440' all in Section 16, Township 54 South, Range 39 East.

LOCATION: Lying 440' west of S.W. 147 Avenue & south of theoretical S.W. 28 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.67 Acres

GU (Interim)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)



HEARING NO. 05-6-CZ10-8 (04-381)

19-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: MERCEDES HECHAVARRIA

- (1) Applicant is requesting to permit an addition to a single-family residence setback varying from 13.67' to 16.06' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit a utility shed setback 4.96' (5' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Amnesty As-Built Drawings of Addition & Remodeling," as prepared by Filer & Hammond Architects, Inc., consisting of 2 sheets dated stamped received 10/6/04 and 2 sheets dated stamped received 11/8/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 15, WESTWOOD LAKE, Plat book 57, Page 29.

LOCATION: 11225 S.W. 43 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' X 100'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-6-CZ10-9 (04-393)

10-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: BISMARK HOMES, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: The east 184.75' of the west 369.5' of Tract 25, J. G. HEAD'S FARMS, Plat book 46, Page 44 and the west 184.75' of Tract 25, J. G. HEAD'S FARMS, Plat book 46, Page 44, reserving the north 35' thereof for road purposes.

LOCATION: The Southeast corner of theoretical S.W. 145 Avenue & theoretical S.W. 18 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.799 Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

HEARING NO. 05-6-CZ10-10 (04-415)

9-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: JAMES T. WILLIAMS

SPECIAL EXCEPTION to resubdivide and reface three platted lots into six proposed lots.

A plan is on file and may be examined in the Zoning Department entitled "Map of Proposed Subdivision," as prepared by R. Minguell, Inc., consisting of one sheet and dated stamped received 11/8/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lots 19, 20 & 21, less the south 20' and less the external area formed by a 25' radius concave to the Northeast, and tangent to a line that is 20' north of and parallel with the south line of Lot 21 of Block 3, MIAMI WESTGATE TRACT, Plat book 5, Page 118.

LOCATION: The Northeast corner of S.W. 16 Street & S.W. 90 Avenue; A/K/A: 1525 S.W. 90 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.22 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-6-CZ10-11 (04-436)

15-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: IVAN HERNANDEZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback varying from 4.5' to 4.9' (7.5' required) from the interior side (north) and setback varying from 4' to 15.58' (25' required) from the rear (west) property lines.
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 41% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Zoning Hearing Application for Hernandez Residence," as prepared by Armando Davila, Architect, consisting of three sheets and dated stamped received 2/23/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 3, CORAL WAY VILLAGE, SECTION "A", PART 1, Plat book 53, Page 88.

LOCATION: 2410 S.W. 83 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.183 Acre

PRESENT ZONING: RU-1 (Single Family Residential)